

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

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	SCHORK INSPECTION SERVICES INC. 2209 SPRINGWOOD COURT SANTA ROSA, CA 95403-8101 Phone: 707-571-8177 Fax: 707-527-9444 killabug4u@aol.com Registration # PR4556	 Report # 202adele
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Ordered by: Sotheby's International Mary Haufler 403 Chinn Street Santa Rosa, CA 95404	Property Owner and/or Party of Interest: Eric Ryn / Faith Schon 259 College View Drive, Rohnert Park, CA 94928	Report sent to: Eric Ryn / Faith Schon 259 College View Drive, Rohnert Park, CA 94928
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COMPLETE REPORT LIMITED REPORT SUPPLEMENTAL REPORT REINSPECTION REPORT

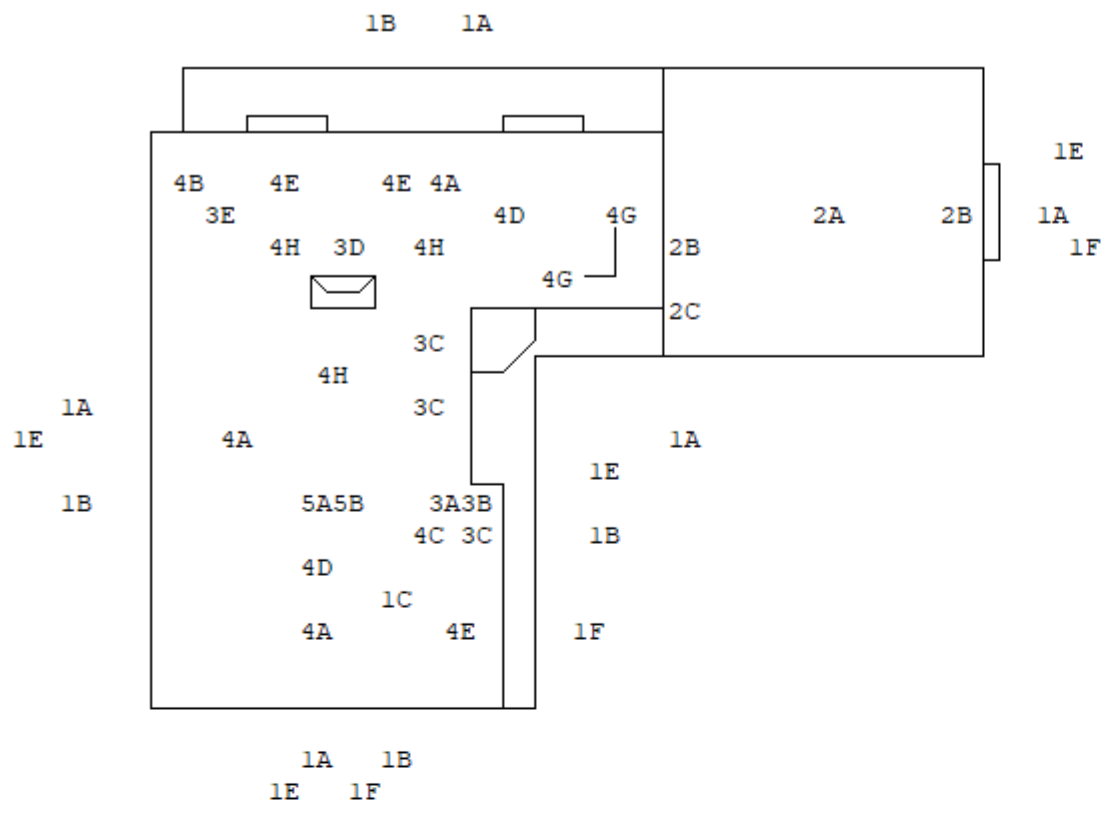
General Description: Single story, frame, vinyl siding, garage attached.	Inspection Tag Posted: Attic
	Other Tags Posted: Yes


An inspection has been made of the structure(s) shown on the diagram in accordance with the Structural Pest Control Act. Detached porches, detached steps, detached decks and any other structures not on the diagram were not inspected. Diagram is not to scale. Locations are only approximate.

Subterranean Termites Drywood Termites Fungus / Dryrot Other Findings Further Inspection

If any of the above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for details on checked items.

KEY: 1 - Exterior 2 - Garage 3 - Interior 4 - Substructure Area 5 - Attic Spaces



Inspected by: **LAWRENCE J. SCHORK** State License No. **OPR6686** Signature 

You are entitled to obtain copies of all reports and completion notices on this property reported to the Structural Pest Control Board during the preceding two years. To obtain copies contact: Structural Pest Control Board, 2005 Evergreen Street, Suite 1500, Sacramento, California, 95815-3831.
 NOTE: Questions or problems concerning the above report should be directed to the manager of the company. Unresolved questions or problems with services performed may be directed to the Structural Pest Control Board at (916) 561-8708, (800) 737-8188 or www.pestboard.ca.gov.

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PLEASE READ THE FOLLOWING CAREFULLY.

* GENERAL INFORMATION THAT MAY OR MAY NOT APPLY TO THIS STRUCTURE *

Certain areas are recognized by the industry as inaccessible and/or for, other reasons not inspected. These include but are not limited to, Inaccessible and/or insulated attics or portions thereof, attics with less than eighteen inches of clear crawl space, interior of hollow walls; spaces between a floor or porch deck and the ceiling below, areas where there is no access without defacing or tearing out of lumber, masonry or finished work; areas where encumbrances and storage conditions or locks make inspection impractical, and areas of timbers around eaves, gables, in attics, or areas above 10 feet in height, that would require the use of an extension ladder, and a fall restraint system, (Effective Jan 2017, installed by others), for ladder heights above 4 feet for access and inspection. These areas were not inspected unless described in this report. We recommend further inspection if there is any question about the above listed areas.

An inspection report expresses the absence or presence of wood destroying pests and organisms in areas physically and visibly accessible for inspection, and is predominately a noninvasive visual inspection only. There is no requirement in the law making probing or destructive testing part of this type of inspection. This company is not responsible for conditions found by others using destructive probing, which were not visible, prior to the invasive probing. This company will inspect and document these conditions on a supplemental inspection report when advised of such conditions. THIS IS NOT A GENERAL PEST CONTROL INSPECTION REPORT. (I.e. rodents, vermin, snakes, spiders, or other insect conditions which we are not licensed to ID or exterminate.)

A standard inspection report covers conditions relative to wood destroying organisms, termites fungus (wet rot), boring beetles, and other wood destroying pests found in exposed accessible structural timbers in the basement and or below the first subfloor level, including those areas on the interior and exterior of the structure which are visibly and physically accessible for inspection, and is intended to be reasonably detailed and accurate.

This report is limited to what was found in the exposed and physically accessible areas and what we deemed necessary to document at the time of inspection. We assume no responsibility for concealed or inaccessible damage, infestation or infection that was not observed by the inspector without excavating soil, dismantling of heating ducts, removal of insulation, or opening timbers, walls, floor coverings, or interior of closed decking and/or porch hand rails, or floors, ceilings, moving of furnishings, installed carpet, appliances, or stoves is not with the scope of an inspection. We shall not be liable for any damage resulting from probing, cutting, opening or removal, or otherwise of timbers, walls, floors, floor coverings, or other parts of the structure inspected.

In the course of inspection, if reason is found by the inspector to suspect hidden infestation, infection or damage in a concealed or inaccessible area, recommendations for further inspection will be made, and an additional inspection fee charged.

This company will reinspect repairs done by others within four months (4) from the date of the original inspection. A Charge if any can be no greater that the original inspection fee for each reinspection. A reinspection must be done within ten (10) working days of the request. The reinspection is a visual inspection of finished accessible surfaces, if inspection of concealed areas is desired, inspection of work in progress will be necessary. Any Guarantees must be received from the parties performing repairs, not the inspector or the inspection company. An exception to the fee rule above is when the inspector performs more than one inspection, of repairs in progress by others. Charges in these cases will vary depending on the length of time involved, and will be in addition to any charges for work performed by this company

The inspection of concealed or inaccessible areas including areas behind EIFS (exterior insulation finish systems), detached garages, walkways, retaining walls, fences, interior of closed decking and porch rails, other out buildings, or structures, and water testing of stall showers over finished ceilings, were not inspected unless requested. These areas can be inspected, at

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additional cost, upon written authorization.

When infestation and damaged is described in the report, the extent of the damage is not always evident to the inspector. Therefore, further inspection is recommended in any case where areas are inaccessible for inspection. If any damage is uncovered during repairs, previously hidden or inaccessible, a supplemental report can be generated to outline the findings and extended recommendation for the inaccessible damage, and will be contracted for separately before work continues in the area.

Recommendations will be made for correction and or control of actual infestation or infection, and damage found. Conditions found by the inspector that are likely to cause infestations or infections will be reported.

Any further inspection recommended must be authorized in writing by the property owner, or their agent, and/or the buyer, and/or agent and must be paid for at the time of inspection, unless otherwise arranged. Further inspection shall be reported on a supplemental report and any work contracted for separately from the original report. The further inspection fee will not exceed the original inspection fee.

Further inspection is recommended of flooded areas, contaminated areas, and any area covered with insulation, or inaccessible because of heating ducts and/or plumbing, and will be performed if requested in writing, after standing water is gone, and sufficient drying has taken place to allow for complete access, contaminated area cleaned up, insulation removed, heating ducts dismantled and/or plumbing moved, by others prior to inspection.

This report is subject to review ninety days from the date shown on the report. If the forgoing and the information given herein is in variance with the desires and instructions of any person concerned with this report or fails to conform to known data about the property, inform Schork Inspection Services Inc. immediately at 707-571-8177 and refrain from use of this report until a full understanding is reached.

Recommendations for corrective measures given in this report are subject to local city and/or county building codes and may require a building permit. Parties of interest should consult with the local city and/or county building officials regarding permit requirements for repair of specific items in this report. Any changes made by those agencies in the plans or specifications of repair, can result in issuance of a separate report with changes in writing, and added cost of repair. Parties contracting to have work performed are responsible for the added cost.

Location of conditions indicated on the diagram are approximate locations. Persons undertaking repairs are responsible for all necessary repairs, including those which may be extensions of repair into inaccessible areas. Inaccessible areas are subject to additional charge.

The bottom of the diagram is the front of the structure, and the top of the diagram is the rear of the structure, unless noted otherwise on the diagram. The diagram is not a scale drawing, only a representation of the structure outline.

Persons undertaking and performing structural repairs on the property need to have the knowledge, expertise, and licenses necessary to complete the work, and accept full liability for any work performed. The use of alternative repair methods other than described in this report, as well as the quality of repair are the sole responsibility of the person performing the work. No guarantees are expressed or implied on work performed by others.

If there are areas of the structure where repairs are evident, this company cannot and will not guarantee the quality of the materials used, the workmanship, or the extent of the repair into inaccessible areas where work has been performed by others. This is the responsibility of the person who performed the work. Further questions pertaining to the repairs or guarantees should be directed to the person or contractor who performed the work. Building code compliance is the

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responsibility of the parties who did the work, and the city and/or county building officials, not the wood destroying organisms inspector.

You should be aware of Business and Professions Code 7024, 7044, and 7048, which state that it is illegal for unlicensed people to do work on a property being sold for one year prior to the date of sale. People doing such work should be prepared to provide license numbers, insurance coverage, and guarantees to other parties of interest in the property.

Buyers of the property are entitled to know who is doing, or did the work, that they are qualified, and the buyers will have recourse if there is a problem with the work at a later date.

Business and Professions Code Division 3.8552 Unlawful Representation, It is unlawful for any person to advertise or represent that any pest control work, or chemical application, in whole or in part has been done on a structure, unless the work has been performed by a person licensed under this chapter. **THIS COMPANY CANNOT REINSPECT, CONFIRM, OR CERTIFY CHEMICAL TREATMENTS PERFORMED BY A NON-LICENSED PERSON. ALL CHEMICAL TREATMENTS MUST BE PERFORMED BY A LICENSED CHEMICAL APPLICATOR.**

The charge for services that this company subcontracts to another registered company may include this company's charges for arranging and administering such services that are in addition to the direct cost associated with paying the contractor. You may accept Schork Inspection Services Inc. bid or you may choose to contract directly with another registered company, person, or entity, licensed to perform the work. If you choose to contract directly with another registered company, person or entity, Schork Inspection Services Inc. will not be responsible for any act or omission in the performance of the work you directly contracted for others to perform.

NOTICE: REPORTS ON THIS STRUCTURE PREPARED BY VARIOUS REGISTERED COMPANIES SHOULD LIST THE SAME FINDINGS (IE TERMITE INFESTATION, TERMITE DAMAGE, FUNGUS DAMAGE ETC) HOWEVER RECOMMENDATIONS TO CORRECT THESE FINDINGS MAY VARY FROM COMPANY TO COMPANY. YOU HAVE THE RIGHT TO SEEK A SECOND OPINION FROM ANOTHER COMPANY.

This inspection does not include an inspection of the exterior surface of the roof, gables, siding, eaves or attics above 8 feet in height that would require an extension ladder and a fall restraint system, installed by others for inspections above 4 feet (effective Jan 2017). If you want the water tightness of the roof determined, you should contact a roofing contractor who is licensed by the Contractors State License Board. This inspection does not include a plumbing, electrical, engineering analysis, asbestos or related hazards, or earth quake soundness of the structure inspection. This inspection does not include an inspection of areas behind EIFS (Exterior insulation finish systems. This inspection does not include an inspection for the absence or presence of health related molds or fungi. The presence of moisture conditions can be conducive to mold growth. Under California law we are not qualified, nor authorized or licensed to inspect for health related molds or fungi. Parties of interest should consult with individual specialist and/or industrial Hygienist regarding any of the above listed areas or conditions that may apply to this structure. This inspection does not include an inspection for lead based paint.

Under mechanics lien law any structural pest control operator who contracts to do work for you, any contractor, sub-contractor, laborer, supplier, or other person who helps to improve your property, but is not paid for his work or supplies, has the right to enforce a claim against your property. This means that after a court hearing, your property could be sold by a court officer and the proceeds of the sale used to satisfy the indebtedness. This can happen even if you have paid your contractor in full, and sub-contractors laborers, or suppliers remain unpaid.

To preserve their right to file a claim or lien against your property, certain claimants such as sub-contractors, or material suppliers are required to provide you with a document entitled Preliminary Notice. General contractors and laborers for wages do not have to provide this notice. A preliminary notice is not a lien against your property. Its purpose is to notify you of

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persons that may have the right to file a lien against your property if they are not paid.

All chemically treated areas and newly installed wood members completed by this company are warranted for one year from the date of completion. Exceptions are areas treated as secondary control of wood destroying pests. Resetting of toilets and sealing of vinyl seams or shower doors and regrouting which is warranted for thirty days. Final coat painting and wall papering is excluded, and should be contracted for separately by the parties of interest.

IF AND/OR WHEN A CERTIFICATION IS ISSUED THE FOLLOWING INFORMATION WILL APPLY

A certification applies to the visible and physically accessible area of the structure which were included in the inspection report. This certification specifically does not cover areas which were not inspected or were inaccessible at the time of inspection, and does not guarantee or imply in any way, that the structure will be free from future attack or damage, or from infestation or damage now existing in the inaccessible, or otherwise not inspected areas, which may become visibly accessible at a future date, or during remodeling or repair.

State law requires that you be given the following information (PESTICIDES ARE TOXIC CHEMICALS) Structural pest control operators are licensed and regulated by the Structural Pest Control Board, and apply pesticides which are approved for use in California, by the Department of Agriculture, and Environmental Protection Agency. Registration is granted when the state finds that based on existing scientific evidence there are no appreciable risks, if proper use conditions are followed or that the risks do not outweigh the benefits. The Degree of risk depends upon the degree of exposure, so exposure should be minimized.

If within 24 hours following application, you experience symptoms similar to common seasonal illness comparable to flu, contact your doctor or a poison control center at 800-876-4766, Chemtrec at 800-424-9300 and your pest control operator at 707-571-8177

This statement shall be modified to include any other symptoms or overexposure which is typical of influenza.

For further information contact any of the following: Schork Inspection Services Inc. 707-571-8177 Sonoma County Department of Agriculture 707-565-2371 Sonoma County Department of Environmental Health 707-565-4567 Marin County Department of Agriculture 415-473-6700 Marin County Environmental Health 415-499-3696 and or regulatory information the Structural Pest Control Board 916-561-8700 in Sacramento.

The following is a list of the possible Pesticides that may be used on your property, if Schork Inspection Services Inc. performs the structural pest control pesticide applications recommended in the report.

Premise Foam / Premise 75 / Premise Granules / Premise Gel. For Termite control.

Active ingredient: Imidacloprid .05% 1-[(6-chloro-3-pyridinyl)methyl]-N-nitro-2-imidazolidinimine

Termidor Liquid/ Termidor Foam 0.005% Termidor dry, For termite control. Active ingredient: Fipronil .05% 5-amino-1-(2,6 dichloro-4-(trifluoromethyl)phenyl)-4-(1,R,S)-Trifluoromethyl) sulfinyl)-1-H-Pyrazole-3-carbonitrile

Timbor. For fungus and termite control. Active ingredient: Disodium Octaborate Tetrahydrate 10%

D-Force HPX15. For control of termites, beetles, and carpenter bee. Active Ingredient: Deltamethrin .06%

Altriset. For termite control. Active Ingredient: Chlorantraniliprole 18.4%

FastOut CS Foam. For control of termites, beetles, and carpenter bee. Active Ingredient: Cyfluthrin 0.1%

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XT-2000 Orange Oil Plus. For control of Drywood termites. Active Ingredient: d-Limonene 95%

Alpine Foam. For termite and ant control. Active Ingredient: Dinotefuran,-N-methyl-N'-nitro-N-(tetrahydro-3-furanyl)methyl)guanidine .025%

A separated report has been requested. It is defined as a Section One, or Section Two conditions evident on the date of inspection.

SECTION ONE Contains items where there is evidence of active infestation or infection that has resulted in or from infestation.

SECTION TWO Contains items deemed likely to lead to infestation, but where no visible evidence of such was found.

FURTHER INSPECTION Contains recommendations to inspect areas which during the original inspection did not allow the inspector access to complete his/her inspection, and cannot be defined as Section One, but may be defined as Section Two.

EXTERIOR:

1A. FINDING The exterior has had vinyl siding installed over the original surfaces making this area only semi accessible for inspection. The condition of the original siding is unknown.

RECOMMENDATION If requested in writing, perform further inspection of original siding under the secondary siding after the areas are opened for access. (FURTHER INSPECTION ITEM)

1B. FINDING Louvered type venting through to the subarea are inadequate ventilators, they also restrict air flow, and ventilation of moisture from the subarea.

RECOMMENDATION Building maintenance should include replacing these vents with standard type wire mesh screen venting. (FURTHER INSPECTION ITEM)

1C. FINDING Moss growth noted on the roofing system.

RECOMMENDATION parties of interest should consult with a roofing specialist regarding the roof condition and removal of moss growth.

(SECTION II ITEM)

1D. FINDING Some newer retro-fit windows have been installed by others. No Guarantee is expressed or implied on work performed by others.

RECOMMENDATION Parties of interest should consult with the window installation company regarding any questions, concerns, and guarantees, about the window installation.

(FURTHER INSPECTION ITEM)

1E. FINDING Marginal to faulty grade conditions noted on the exterior.

RECOMMENDATION Building maintenance should include altering the exterior grade to eliminate this condition.

(SECTION II ITEM)

1F. FINDING Plant growth against vinyl siding makes access for complete inspection highly restricted.

RECOMMENDATION Home maintenance should include removing and or cutting back of plant growth from these areas. Perform further inspection of these areas after all plant growth has been removed or cut back sufficiently, for complete access and inspection. (SECTION II ITEM)

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GARAGE:

2A. FINDING Storage of personal items in the garage restricts access for inspection of this area.

RECOMMENDATION If requested in writing perform further inspection of this area after all storage has been removed.
(FURTHER INSPECTION ITEM)

2B. FINDING Stains were noted in the garage from possible leakage.

RECOMMENDATION Parties of interest should consult with a specialist regarding this condition. (FURTHER INSPECTION ITEM)

2C. FINDING Moisture damaged sheetrock noted at washer area.

RECOMMENDATION Remove damaged materials and replace with new materials.
(SECTION I ITEM)

INTERIOR:

3A. FINDING The master bath stall shower was water tested and no leaks became apparent in the shower pan at the time of inspection.

3B. FINDING The shower enclosure is leaking.

RECOMMENDATION Building maintenance should include periodic recaulking of the shower enclosure. (SECTION II ITEM)

3C. FINDING Tile floors in the interior of the structure restrict access for inspection. (FURTHER INSPECTION ITEM)

3D. FINDING Sagging noted to sheetrock ceiling in the Livingroom in front of the fireplace.

RECOMMENDATION Parties of interest should consult with the home owner, and or a specialist with regard to this issue, and any corrective measures.
(FURTHER INSPECTION ITEM)

3E. FINDING Ceiling patch noted in the Livingroom.

RECOMMENDATION Parties of interest should consult with the home owner with regard to this issue, and any corrective measures.
(FURTHER INSPECTION ITEM)

SUBSTRUCTURE AREA:

4A. FINDING Fungus infested wood scrapes noted on subarea soil.

RECOMMENDATION Remove all cellulose debris of a rake-able size. (SECTION I ITEM)

4B. FINDING Surface fungus noted on subarea rim wood members.

RECOMMENDATION Scrape off fungus growth and treat wood members with a fungicide. (SECTION I ITEM)

4C. FINDING Old surface fungus noted on subarea wood members around the master bath toilet.

RECOMMENDATION Scrape off fungus growth and treat wood members with a fungicide. (SECTION I ITEM)

4D. FINDING Subarea soil was damp to dry at the time of inspection with some water marks on the piers and/or foundation.

RECOMMENDATION Periodic inspection of this area is recommended during the rainy season to determine if an automatic sump pump is needed, and/or additional drainage. (SECTION II ITEM)

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4E. FINDING Evidence of moisture condensation was noted on subarea foundation and framing wood members, and is conducive to infestation.

RECOMMENDATION Building maintenance should include changing out louvered vents where possible with standard screen vents. (SECTION II ITEM)

4F. FINDING Structural modifications and or repairs have been done to the substructure and interior of the structure by others. No guarantee is expressed or implied on work performed by others. We do not guarantee quality of materials, or workmanship, that is the responsibility of the person performing the work. Any questions or concerns regarding repairs, and or guarantees should be directed to the person who performed the work. Code compliance is the responsibility of the parties who did the work, and the city or county building officials, not the structural pest control inspector.

4G. FINDING Limited or restricted access to subarea sections from heating ducts prohibit access to areas for inspection.

RECOMMENDATION Perform further inspection of these areas after they have been opened for complete access and inspection. (FURTHER INSPECTION ITEM)

4H. FINDING Earth to wood contacts noted around the pier posts and pads in the subarea.

RECOMMENDATION Building maintenance should include lowering soil to eliminate all earth to wood contacts. (SECTION II ITEM)

ATTIC SPACES:

5A. FINDING The attic area above the living area was semi accessible for inspection because of loose type insulation, low pitch roof line, truss bracing and was inspected from the access opening only.

RECOMMENDATION Perform further inspection, if requested in writing of the area after all insulation has been removed, adequate cat walk type support has been installed, and a damage waiver signed. (FURTHER INSPECTION ITEM)

5B. FINDING Moisture stains were noted in the attic plywood and truss areas from possible condensation issues.

RECOMMENDATION Parties of interest should consult with a specialist regarding the integrity of the roof. (FURTHER INSPECTION ITEM)